

Checking in on our future

WHERE DO WE GROW FROM HERE?

CLARK COUNTY REVISED COMPREHENSIVE GROWTH MANAGEMENT PLAN

Environmental Impact Statement – Scoping Open House

October 18, 2005

7 P.M. – Presentation

7 – 9 P.M. – Open House

21609 NE 72nd Avenue

Fire District #11

Battle Ground, WA 98604



COMMUNITY DEVELOPMENT
Long Range Planning

Purpose of this open house

Clark County is revising the 2004 Comprehensive Growth Management Plan. As part of this process, the county will prepare an environmental impact statement in compliance with the State Environmental Policy Act (SEPA). The environmental impact review process will inform the public of the environmental impacts of the proposed growth alternatives.

Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. The scope determines the range and kinds of issues studied in the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, or other relevant issues.

This open house allows you to submit comments in person. You may also submit comments in writing or via the county Web site.

How it works

The evening will start with a presentation of the purpose of an environmental impact statement and a description of the kind of input that is helpful for scoping the EIS. You will have the opportunity to ask questions at four tables with information important to the EIS scope. The tables are:

Table 1: The proposed alternatives

Table 2: The plan assumptions, principles, and values

Table 3: The physical environment

Table 4: The built environment.

You may submit your suggestions for the scope to a court reporter who will transcribe them, or you may submit a handwritten card. You may also submit comments later in writing or over the Web. *(Please see details on page 5.)*

Comments must be received by October 28, 2005.

Context for comprehensive planning

Since the Clark County Comprehensive Growth Management Plan was adopted in 2004, conditions in the county as well as state and federal laws have changed, requiring corresponding changes to the plan. In addition, more accurate mapping and ground-truthing of available buildable land has been accomplished.

This additional data may change the conclusions of the previous plan regarding the ability of the current urban growth areas to accommodate future population and jobs.

As a result, the Board of Clark County Commissioners issued planning assumptions and policy direction for reviewing and updating the county's growth management plan in early 2005.

EIS – a general statement of impacts

The outcome of this EIS and comprehensive planning process will be adoption of new urban growth boundaries for Clark County. As allowed by SEPA, the analysis of the plan's impacts are not detailed to specific sites, but instead give an overview of the impacts that could be expected under the alternatives.

SEPA also permits adoption of other documents as part of researching existing conditions and anticipated impacts. For that reason, the EIS will adopt portions of the 2003 EIS and refer to elements of the environment that are unlikely to be affected by the changes proposed now.

The alternatives in the EIS will be considered in light of their ability to accomplish the requirements of the Growth Management Act (GMA) and the objectives of the comprehensive plan and countywide planning policies.



TABLE 1 ALTERNATIVES

For this scoping, the county defined what it believes will be the minimum and maximum areas included in the revised plan. The actual alternative studied in the EIS and adopted by the commissioners will be somewhere between the minimum and maximum.

The minimum is:

The No Action Alternative is the adopted September 2004 Comprehensive Growth Management Plan, with the adopted urban growth boundaries, planning assumptions, policies, and implementation ordinances.

The maximum is expected to be:




The Maximum Study Area boundary, including:

- a) Urban growth areas adopted in September 2004;
- b) Areas previously proposed and studied for urban expansion under the January 2004 map titled "Proposed Comprehensive Plan Map 2003-2023 Board Recommendation," except for the Meadow Glade area;
- c) Expansion areas proposed by cities in June 2005;
- d) Urban reserve areas included in the 1994 or September 2004 adopted plans; and
- e) Areas proposed by property owners close to existing boundaries or closely related to areas that meet other criteria.

The new planning assumptions, policy direction, principles, and values defined by the commissioners will be used in this alternative.

After EIS scoping, a preferred alternative will be developed based on technical analysis, input from cities, principles and values, and the results of the environmental scoping and analysis. The preferred alternative is expected to be an area roughly equivalent to the January 2004 proposed urban growth boundaries plus lands selected from within the Maximum Study Area sufficient to meet the June 2005 planning assumptions and policy directions.

MAXIMUM STUDY AREA MAP AND SEPTEMBER 2004 GROWTH BOUNDARY

-  Adopted UGA Boundary
-  Maximum Study Area
-  City Limits

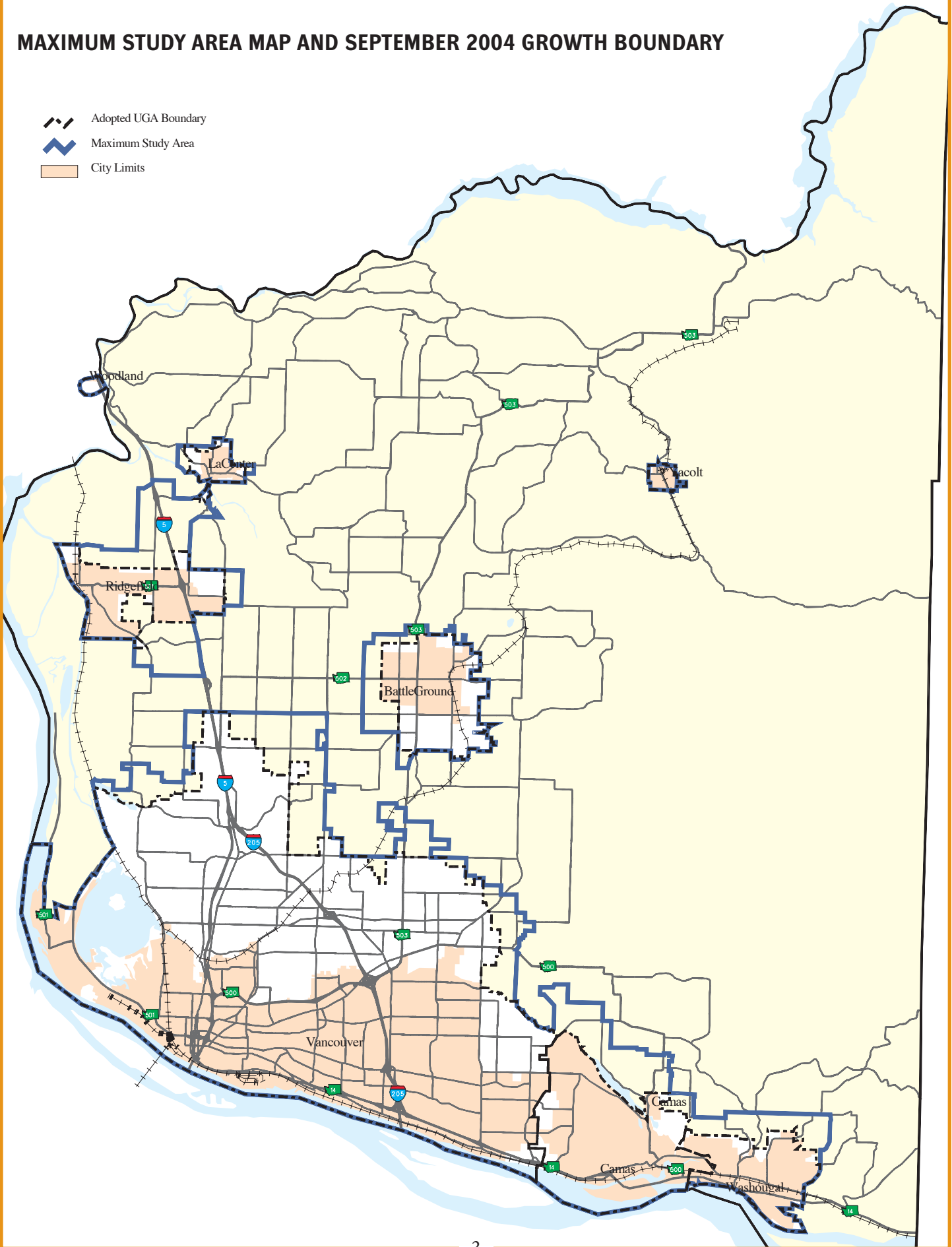


TABLE 2 PLANNING ASSUMPTIONS AND VALUES

Planning assumptions guide the amount of land needed for future growth. The assumptions, for example, predict how many people may live or work in Clark County, how densely they will live, and how land must be set aside to avoid wetlands and other environmentally critical areas.

The Board of Clark County Commissioners approved the following key assumptions. Additional detail on these assumptions, as well as other assumptions developed by the commissioners, are available from the Community Development Department and on the department's Web page. Other assumptions will be carried forward from the adopted September 2004 comprehensive plan.

Policy assumptions

- The population forecast is 584,310, an increase of 2 percent annually through 2024.
- The base year for the plan is 2004. The end year is 2024.
- Assume that the urban/rural population split is a 90:10 split.
- Assume employment density as 20 employees per commercial acre, 9 employees per industrial acre, and 20 employees per business park acre.
- Assume that 5 percent of currently developed land will re-develop into new uses.
- Assume the need for a market factor—lands added to the amount called for in the population forecast to build in flexibility. Add a market factor of 35 percent to the acreage needed for industrial lands; add 25 percent for commercial lands; and add 10 percent for residential lands.

Consultative assumptions (*countywide planning policies*)

- Assume housing densities of 8 units per acre in the Vancouver urban growth area; 6 units per acre in the Battle Ground, Camas, Ridgefield, and Washougal urban growth areas; and 4 units per acre in the La Center urban growth area.
- Assume that new housing will be no more than 75 percent of any one product type, such as detached or attached housing units.

- Assume that there will be 2.59 persons per household.

Data-driven assumptions

- Assume that for every new acre of residential land inside an existing urban growth area, 27.7 percent will be used for infrastructure rather than housing. This set-aside rate includes both onsite and offsite infrastructure.
- Assume that for every new acre of commercial, industrial, and business park zones, 25 percent will be used for infrastructure.
- Assume that 10 percent of the vacant residential inventory will not convert to accommodate additional growth over the 20-year plan horizon.
- Assume that 70 percent of the underutilized residential inventory will convert to accommodate additional growth over the 20-year plan horizon.
- Assume that an underutilized parcel for commercial and industrials lands has a building value per acre of \$50,000 or less.
- Assumptions for future development on critical lands are based on excluding the portion of a parcel hindered by critical areas. The portion of a parcel not hindered by critical areas is included in the buildable lands inventory.

Values/principles articulated by the commissioners

The Board of Clark County Commissioners stated their values for the revised plan and lands to be included in urban growth areas. The complete text is available from the Community Development Department and on the department's Web page at www.clark.wa.gov/longrangeplan/review/index.html.



TABLES 3 AND 4 ELEMENTS OF THE ENVIRONMENT

By adopting portions of the 2003 EIS, the county will be able to use much of the data and analysis prepared for the September 2004 adopted plan as a starting point for additional study. Interested parties are invited to comment on the elements commonly included in SEPA, as well as other issues of concern. These elements are listed below.

Natural environment

1. Earth
 - a. Soils
2. Water
 - a. Surface waters
 - b. Floods
 - c. Groundwater and aquifer recharge areas
 - d. Public water supplies
3. Fish and wildlife habitat
 - a. Habitat/numbers/diversity of plant/animal species
 - b. Wetlands
 - c. Threatened and endangered species
 - d. Migratory species and migration routes
4. Energy and natural resources
 - a. Amount required/rate of use/efficiency
 - b. Source/availability
 - c. Conservation and renewable resources

Built environment

1. Land and shoreline use
 - a. Relationship to existing land use plans and to estimated population
 - b. Housing
 - c. Economy
 - d. Resource lands
2. Transportation
 - a. Roadway network (including freight)
 - b. Transit
 - c. Non-motorized modes
3. Public services and utilities
 - a. Fire
 - b. Police
 - c. Schools
 - d. Parks or other recreational facilities
 - e. Libraries

- f. General government facilities
 - g. Public water supplies
 - h. Solid waste
 - i. Sanitary sewer
4. GMA requirements
 - a. State statutes
 - b. Countywide planning policies
 - c. Concurrency
 - d. Fiscal impacts
 - e. Public involvement

HOW TO HELP SCOPE THE EIS

We need your input on the possible impacts of the alternatives.

Please look at the alternatives map. Pay particular attention to the land area between the urban growth boundaries of the 2004 adopted plan and the line showing the Maximum Study Area. Do you see areas with important physical characteristics that should be recognized? Areas with built features like roads that need special attention?

Look at the list of factors for the natural and built environment. Are there special issues for the scoping area? Please identify them.

Two ways to submit a comment tonight

- Talk to the court reporter. This person will transcribe your comment; or
- Fill out an input card (please see the back page of this pamphlet) and hand it to the court reporter.

Or you can submit a comment later

- In writing to:
Comprehensive Plan EIS Scoping
PO Box 9810
Vancouver WA 98666
Fax (360) 759-5574
- Over the county's Web site:
Go to www.clark.wa.gov/longrangeplan/review/eis-comments-form.asp

Comments must be received by October 28, 2005.

Please direct questions to Marlia.Jenkins@clark.wa.gov or (360) 396-2375 ext. 4405.

EIS SCOPING INPUT October 18, 2005

Please fill out this sheet, detach it, and give it to the court reporter.

Name: _____

Address: _____

E-mail: _____

Comment:

Would you like to be added to our mailing list? _____

Thank you for taking the time to participate in the EIS scoping. We appreciate your input and will use it to ensure that the EIS contains issues of importance to our community.

